

WARREN ZONING BOARD OF REVIEW
Special Meeting
July 8, 2014
Minutes

A Special meeting of the Warren Zoning Board was called to order at 7:31 pm by Chairman A. Harrington. Also present Vice Chair S. Calenda, M. Smiley, A. Ellis and W. Barrett Holby, Jr.

Approval of Minutes: May, 28, 2014 Special Meeting and June 18, 2014.

It was moved by Vice S. Calenda to approve minutes from the May 28, 2014 Special Meeting. Second by M. Smiley. Yea - Chair A. Harrington, Vice Chair S. Calenda, M. Smiley, A. Ellis and W. Barrett Holby, Jr.

It was moved by M. Smiley to approve the minutes from the June 18, 2014 meeting. Second by W. Barrett Holby, Jr. Yea - Chair A. Harrington, Vice Chair S. Calenda, M. Smiley, A. Ellis and W. Barrett Holby, Jr.

Old Business:

Application #14-16, Tourister Mill LLC, owner and applicant, 91 Main St, plat map 1, lot 4 and plat map 2, lots 1, 2, & 19, request for a Variance from sections 32-4, 32-78, 32-79B, 32-100(A) & (E)(3), 32-105, 32-106(A) and 32-109 of the Warren Zoning Ordinance to construct a mixed-use development and make modifications, additions, and renovations that require several variances as listed in the application.

John McCoy gave opening testimony for Application #14-16, Tourister Mill LLC, owner and applicant, 91 Main St, plat map 1, lot 4 and plat map 2, lots 1, 2, & 19, request for a Variance from sections 32-4, 32-78, 32-79B, 32-100(A) & (E)(3), 32-105, 32-106(A) and 32-109 of the Warren Zoning Ordinance to construct a mixed-use development and make modifications, additions and renovations that require several variances as listed in the application. Mr. McCoy removed 32-100(E)(3) and 32-109 from the original request. The request for Variances is really due to the unique buildings that already exist here and due to the Historical Preservation and Regulations. Requested Variance from Sections 32-4 is a request for more than one (1) main or principle building, due to the multiple existing buildings already on this parcel, in addition to that we are looking to demolish one building, there is a second building as discussed last month. Variance request 32-78 is for a height variance where there is an existing building 52' in height and seeking to add 13', which was put forth through the mediation agreement.

Requested Variance from 32-79(B) which will provide for an apartment complex with seven (7) or more units, here looking for an area variance as shown in the plans a required minimum of 189,452 sq. ft., that's based on the formula in that section. The total area required in this property is 660,460 sq. ft. What's being proposed here are 290 residential units, just note here the master plan approved by the Planning Board was 316 units, which again was approved with the mediation agreement. Now, what is proposed here is 290 units, that's a reduction of 26 units. Variance request from 32-100(A) section special flood hazard area, request due to the addition to the existing non-conforming area the 52' building which would require this variance and it goes hand and hand with Variance 32-78. Variance request 32-105, off street parking spaces, we have enough for the residential, the residential requires 435 spaces proposed is 471, commercial requires 380, proposed is 271, therefore a Variance is required. It is really expected that many of the businesses and commercial offices will be residents of the complex here, so the need will be less for the commercial spaces will be less than what is required otherwise. Variance request 32-106(A) which requires at least eight (8) parking spaces between landscaped island, what has been done is frontload most of the landscaping to the eastern boundary as that's where it abuts surrounding residential areas and its best to add a little more screening to those areas.

Mr. Bruce Hagerman of Crossman Engineering, 151 Centerville Road, Warwick, RI 02886, gave presentation to the buffer landscaping plan. Mr. Hagerman explained that be eliminating some of the scattered islands between the space it allowed them to increase buffer along the eastern property line of up to 10' in some areas. These areas will be packed with scrubs, shade and evergreen trees. The 24' road/driveway will narrow down on the northern side with landscaping on either side or the existing fence will be eliminated. There will be pedestrian only access will be from Sisson, Bowen and Summer St. However Summer St. will have removable bars for emergency vehicle only access.

Paul Satas of Architectura, Inc., 1005 Main St., Pawtucket, RI, gave testimony to the 13' foot height addition requested to be placed on the roof.

Public Comment - NONE

It was moved by A. Ellis to approve, Application #14-16, Tourister Mill LLC, owner and applicant, 91 Main St, plat map 1, lot 4 and plat map 2, lots 1, 2, & 19, request for a Variance from sections 32-4, 32-78, 32-79B, 32-100(A), 32-105 and 32-106(A), of the Warren Zoning Ordinance to construct a mixed-use development and make modifications, additions, and renovations that require several variances as listed in the application. Based on the testimony we have heard here the applicant demonstrated these variances they are seeking are due to the unique characteristics of the existing land and the structures upon it, the existing buildings will be re-used and are being converted into parking and commercial use, the variances are necessary to accommodate the provision pre-existing on the site prior to the applicant purchasing this property. There was no prior action of this applicant that caused any of the hardships that they are seeking relief from, they were all pre-existing conditions on the

site and the buildings that we are dealing with here. By granting these variances the general character of the surrounding area will not be altered negatively, in fact the proposed development does fit in the intent of the ordinance of the comprehensive plan, specify to promote economic development and re-use of a restored property along the waterfront area of town. The testimony of the various witnesses has demonstrated the relief the applicant is requesting is the least amount of relief they need in order to make this project feasible. This motion is conditional on the final permits from the Planning Board recommendation, approvals from CRMC, DEM, Planning Board, DPW, Sewer, Public Safety (Warren Police and Fire departments) and any or all other necessary approvals that would be needed. Second by S. Calenda. Yea - Chair A. Harrington, Vice Chair S. Calenda, M. Smiley, A. Ellis and W. Barrett Holby, Jr.

New Business- NONE

Administrative Matters - NONE

Adjourn – Vice Chair S. Calenda moved to adjourn the special meeting at 8:10 PM. Second by M. Smiley. Yea - Chair A. Harrington, Vice Chair S. Calenda, M. Smiley, A. Ellis and W. Barrett Holby, Jr.

Respectfully submitted,

Rhonda Lee Fortin
Secretary